

REQUEST FOR COUNCIL ACTION

MEETING
7-07-03

125

AGENDA SECTION: PUBLIC HEARING	ORIGINATING DEPT: PLANNING	ITEM NO. E-4
ITEM DESCRIPTION: Final Plat #03-04 to be known as Manor Woods West Fourteenth. The property is located south of 5 th Street NW, north of Manor Brook Drive NW, west of Manor Park Drive NW and allows of the continuation of Manor Ridge Drive NW.		PREPARED BY: Mitzi A. Baker, Senior Planner

July 1, 2003

Staff Recommendation:

This Plat should not be approved in its present form. Right-of-way for Manor Woods Lane, located between Outlot A and Outlot B should be included in the Plat. The Plat should be revised to include dedication of this right-of-way prior to Council action on the Plat. If a REVISED Plat is submitted, including the additional right-of-way, staff would recommend approval subject to the following conditions/modifications:

- 1. The 86' access to Outlot A does not provide adequate access for maintenance of Outlot A. Dedication of access easement(s) to Outlots A and B shall be provided to the City prior to or concurrent with final plat documents, in a form and location acceptable to Rochester Park and Recreation and Rochester Public Works.***
- 2. Parkland dedication shall be in the form of cash in lieu of land in the amount of \$8,540 with payment due prior to recording the final plat documents.***
- 3. Per the referral comments from the Planning Department GIS/Addressing Staff, the following fees shall be paid prior to recording the final plat documents: E911 Addressing Fee \$500.00, GIS Impact Fee \$340.00.***

Council Action Needed:

- 1. Continue or Table this item to provide time for the applicant to file a revised Plat. Or, if the Council wishes to proceed, it should instruct the City Attorney to prepare a resolution with findings supporting their decision, adding a condition that the final plat documents include dedication of right-of-way between Outlot A & B.***

Attachment:

1. Staff Report

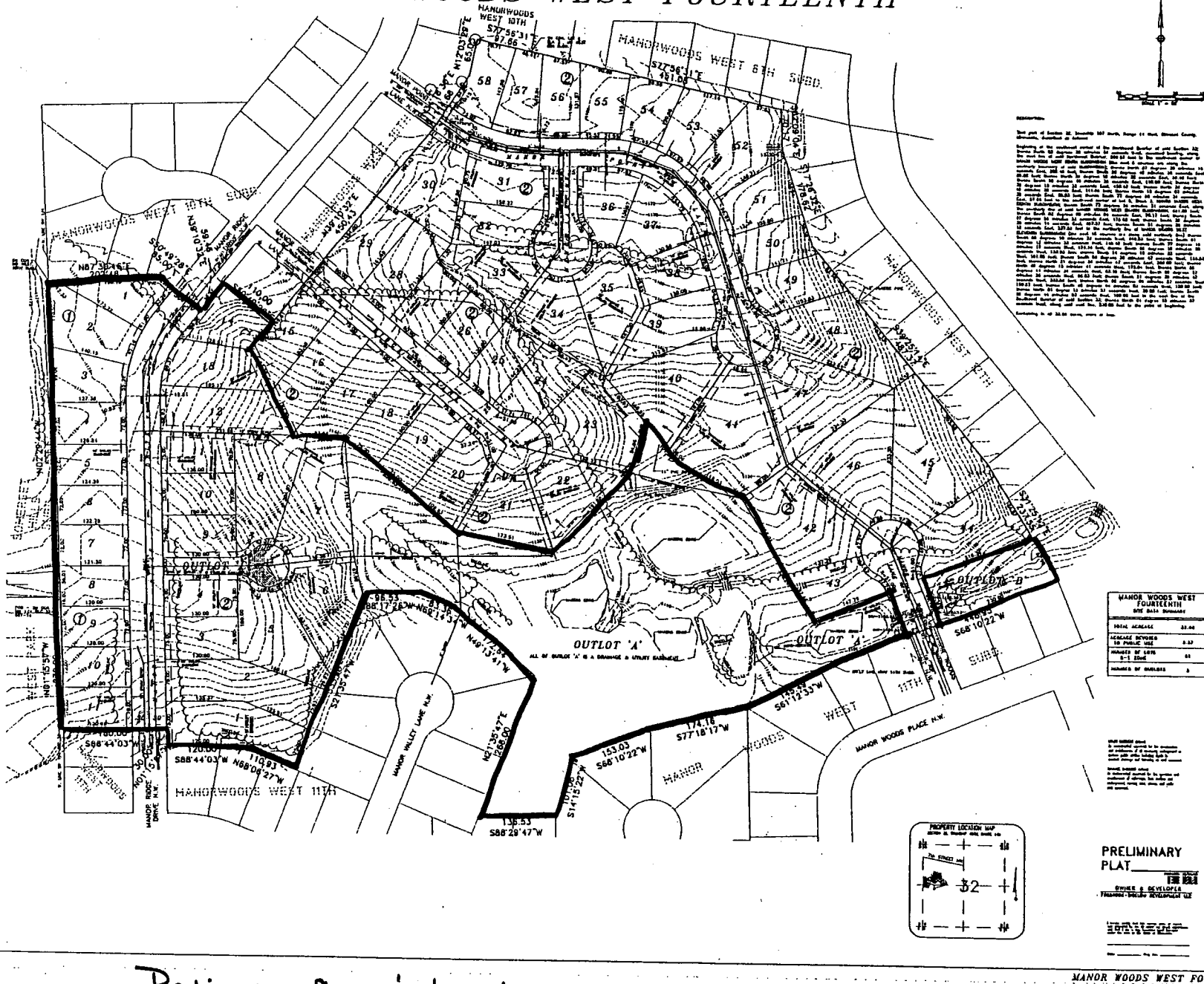
Distribution:

1. City Attorney
2. Planning Department File
3. McGhie & Betts, Inc.
4. Applicant: This item will be considered sometime after 7:00 p.m. on Monday July 7, 2003, in the Council/Board Chambers at the Government Center, 151 4th Street SE.

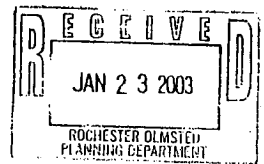
COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

MANOR WOODS WEST FOURTEENTH

126

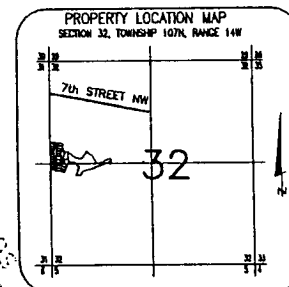


Preliminary Plat & Location of Final Plat #03-04



REVISED

MANOR WOODS WEST FOURTEENTH SUBDIVISION

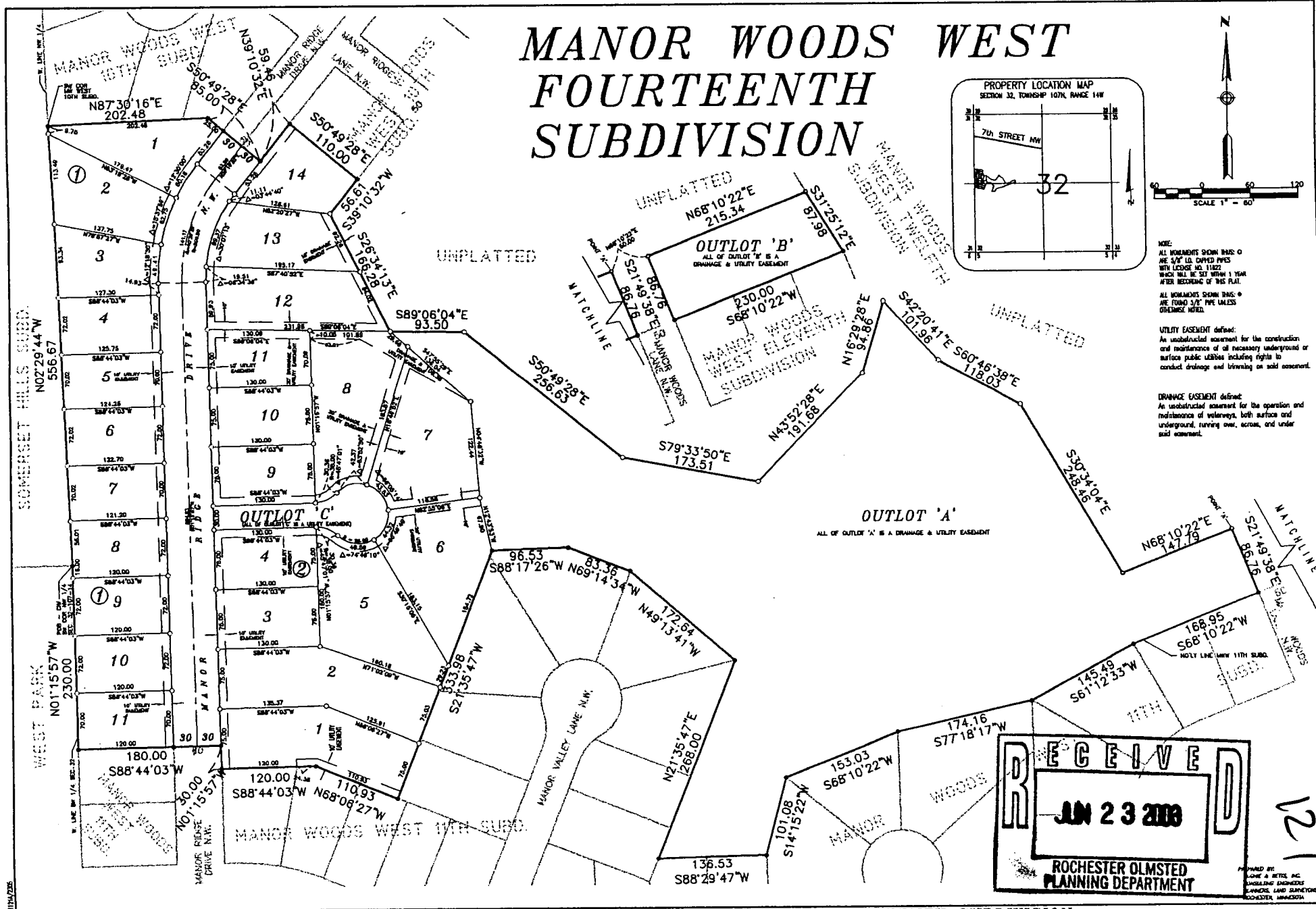


NOTE:
ALL MONUMENTS SHOWN THIS: O
ARE 3/8" I.D. CAPED PIPES
WITH LICENSE NO. 11822
WHICH WILL BE SET WITHIN 1 YEAR
AFTER RECORDING OF THIS PLAT.

ALL MONUMENTS SHOWN THIS: O
ARE FOUND 3/8" PIPE UNLESS
OTHERWISE NOTED.

UTILITY EASEMENT defined:
An unobstructed easement for the construction and maintenance of all necessary underground or surface public utilities including rights to conduct drainage and trimming on said easement.

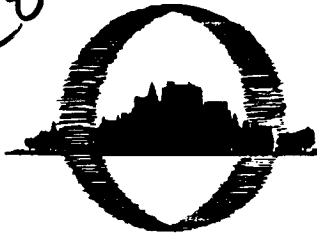
DRAINAGE EASEMENT defined:
An unobstructed easement for the operation and maintenance of waterways, both surface and underground, running over, across, and under said easement.



128

ROCHESTER-OLMSTED PLANNING DEPARTMENT

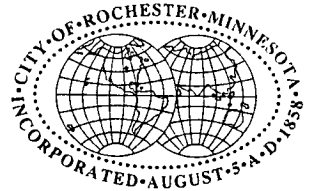
2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744



COUNTY OF

Olmsted

www.olmstedcounty.com/planning



TO: Rochester Common Council

FROM: Mitzi A. Baker, Senior Planner

DATE: July 1, 2003

RE: Final Plat #03-04 to be known as Manor Woods West Fourteenth. The property is located south of 5th Street NW, north of Manor Brook Drive NW, west of Manor Park Drive NW and allows of the continuation of Manor Ridge Drive NW.

Planning Department Review:

Applicant/Owner: Forbrook-Bigelow Development
706 County Rd. 3 NW
Byron, MN 55920

Surveyors/Engineers: McGhie & Betts, Inc.
1648 3rd Avenue SE
Rochester, MN 55904

Report Attachments:

1. Referral Comments
2. Location Map
3. Copy of Final Plat

Plat Data:

Location of Property: The property is located south of 7th St. NW, between Manor Park Drive NW and Manor Ridge Dr. NW, in a currently undeveloped portion of the Manor Woods West General Development Plan.

Zoning: The property is zoned R-1 (Mixed Single Family) district.

Proposed Development: The plat contains 15.34 acres to be subdivided into 25 single family home lots and 3 outlots.

A request for a *Substantial Land Alteration Permit* to allow grade changes in excess of 10 feet in 5 different areas was approved with the Land Subdivision Permit (Preliminary Plat) approval. This Final Plat includes only a portion of the lands included in the approved preliminary plat.

BUILDING CODE 507/285-8345 • GIS/ADDRESSING/MAPPING 507/285-8232 • HOUSING/HRA 507/285-8224

PLANNING/ZONING 507/285-8232 • WELL/SEPTIC 507/285-8345

FAX 507/287-2275



AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

Preliminary Plat:

The Preliminary Plat/Land Subdivision Permit for this property was approved in March 2003, along with a Substantial Land Alteration, subject to the following conditions/modifications:

1. *The Final Plat shall include:*
 - *A 30' wide access from Manor Ridge Lane to Outlot A for maintenance and pedestrians;*
 - *Additional drainage and/or utility easements shall be identified as determined through construction plan review & approval;*
 - *A revised roadway name, to be approved by the Planning Department Addressing staff (see February 6, 2003 memo).*
2. *Parkland dedication for this subdivision shall be met via cash in lieu of land, per the January 31, 2003 memorandum from Rochester Park and Recreation.*
3. *Prior to Final Plat submittal, the applicant shall enter in to a Development Agreement with the City that outlines the obligations of the applicant, relating to, but not limited to, stormwater management, pedestrian facilities, park dedication, traffic improvements, right-of-way dedication, dedication of Outlots, owner obligation for perpetual care of any Wetlands, construction traffic, and contributions for public infrastructure needed to serve this property.*
4. *Execution of an Ownership & Maintenance Declaration for Outlot C is required, and shall be coordinated with Rochester Public Works.*
5. *Construction of pedestrian facilities is required, at the Owner's expense, along the entire frontages of both sides of all public streets within this subdivision, including the frontage of Manor Ridge Drive NW abutting proposed Outlot C, and the frontage of Manor Woods Lane NW abutting Outlots A & B.*
6. *Lots with direct access to 7th St. NW shall have shared driveways, meeting the access spacing standards of the Rochester Zoning Ordinance and Land Development Manual.*
7. *Approval is contingent upon the Technical Evaluation Panel (TEP) finding that this Plat and GDP amendment are consistent with approved Wetland plans and permits. The wetlands in the Outlot must be field inspected by the TEP and determined to have either fulfilled the wetland replacement plan requirements of #99-8 or are in a condition that will lead to successful completion of the plan. In addition, an annual monitoring plan shall be required to be submitted to the TEP until the wetlands are created and stable if the later circumstance exists.*
8. *The grading and drainage plans and erosion and sedimentation control plans must be approved by the City prior to commencement of grading activities on this property.*
9. *The applicant must provide surety that guarantees that the site will be fully restored, after completion of the excavation activity, to a safe condition, and one that permits reuse of the site in a manner compatible with the Comprehensive plan, neighborhood plans, and Land use Plan and applicable City policies. Said surety must be provided prior to commencement of grading activities on this property.*

Planning Staff and Recommendation:

This Plat should not be approved in its present form. Right-of-way for Manor Woods Lane, located between Outlot A and Outlot B should be included in the Plat. The Plat should be revised to include dedication of this right-of-way prior to Council action on the Plat. If a REVISED Plat is submitted, including the additional right-of-way, staff would recommend approval subject to the following conditions/modifications:

1. *The 86' access to Outlot A does not provide adequate access for maintenance of Outlot A. Dedication of access easement(s) to Outlots A and B shall be provided to the City prior to or concurrent with final plat documents, in a form and location acceptable to Rochester Park and Recreation and Rochester Public Works.*
2. *Parkland dedication shall be in the form of cash in lieu of land in the amount of \$8,540 with payment due prior to recording the final plat documents.*
3. *Per the referral comments from the Planning Department GIS/Addressing Staff, the following fees shall be paid prior to recording the final plat documents: E911 Addressing Fee \$500.00, GIS Impact Fee \$340.00.*



The hand to reach for...
DAVID A. KAPLER
Fire Chief

DATE: June 23, 2003

TO: Jennifer Garness, Planning

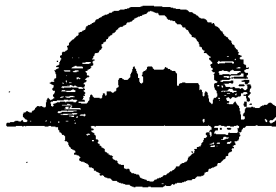
FROM: R. Vance Swisher
Fire Protection Specialist

SUBJ: Final Plat 03-04 to be known as Manor Woods West Fourteenth Subdivision, by Forbrook-Bigelow development LLC. The plat contains 15.34 acres to be subdivided into 25 single-family home lots and 3 outlots.

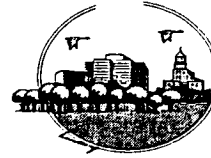
With regard to the above noted project plan, the fire department has the following requirements:

1. An adequate water supply shall be provided for fire protection including hydrants properly located and installed in accordance with the specifications of the Water Division. Hydrants shall be in place prior to commencing building construction.
2. Streets and roadways shall be as provided in accordance with the fire code, RCO 31 and the Zoning Ordinance and Land Development Manual. Emergency vehicle access roadways shall be serviceable prior to and during building construction.
3. All street, directional and fire lane signs must be in place prior to occupancy of any buildings.
4. All buildings are required to display the proper street address number on the building front, which is plainly visible and legible from the street fronting the property. Number size must be a minimum 4" high on contrasting background when located on the building and 3" high if located on a rural mail box at the public road fronting the property. Reflective numbers are recommended.

c: Donn Richardson, RPU, Water Division
Forbrook-Bigelow Development LLC – 706 County Rd 3 NW – Byron, MN 55920
McGhie & Betts, Inc. – 1648 3rd Ave SE – Rochester, MN 55904



COUNTY OF
Olmsted



Rochester-Olmsted Planning Department
GIS/Addressing Division
2122 Campus Drive SE
Rochester, MN 55904-4744
Phone: (507) 285-8232
Fax: (507) 287-2275

PLAT REFERRAL RESPONSE

DATE: June 25, 2003

TO: Jennifer Garness

FROM: Randy Growden
GIS/Addressing Staff
Rochester-Olmsted County
Planning Department

CC: Pam Hameister, Wendy Von Wald; McGhie and Betts

RE: **MANOR WOODS WEST FOURTEENTH**
FINAL PLAT #03-04 (REVISED)

UPON REVIEW OF THIS PLAT THE FOLLOWING FEES ARE REQUIRED TO BE PAID BEFORE THE PLAT IS RECORDED. THIS APPLIES TO ALL PLATS RECORDED ON OR AFTER JUNE 1, 2003.

E911 ADDRESSING FEE: \$500.00 (25 LOTS/ADDRESSES)

GIS IMPACT FEE: \$340.00 (28 LOTS/OUTLOTS)

Notes: 1. Additional E911 Addressing fees may be required upon Site Plan review.
2. Final Plats must be legally recorded before request for address Applications are submitted to E911 Addressing Staff-Rochester/Olmsted County Planning Dept.

A review of the **final plat** has turned up the following **ADDRESS** or **ROADWAY** related issues:

1. Upon review of **MANOR WOODS WEST FOURTEENTH** the GIS / Addressing staff has found no issues to bring forth at this time.



133

ROCHESTER PARK AND RECREATION DEPARTMENT
201 FOURTH STREET SE
ROCHESTER MINNESOTA 55904-3769
TELE 507-281-6160
FAX 507-281-6165

M E M O R A N D U M

DATE: June 23, 2003

TO: Jennifer Garness
Planning

RE: Manorwoods West 14th
Final Plat #03-04

Acreage of plat.....	15.34 a
Number of dwelling units.....	25 units
Density factor.....	.0244
Dedication61 a
Fair market value of land.....	\$14,000/a

The Park and Recreation Department recommends that dedication requirements be met via: Cash in lieu of land in the amount of \$ 8,540 with payment due prior to recordation of the final plat.

The 86' access to Outlot A does not provide adequate access for maintenance of Outlot A.

134

ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 6/30/03

The Department of Public Works has reviewed the application for a Final Plat #03-04 for the proposed Manor Woods West Fourteenth Subdivision. The following are Public Works comments on this request:

1. A Development Agreement has been executed for this Property.
 2. Execution of a City / Owner Contract will be required prior to construction of public infrastructure.
 3. Dedication of an easement to the City is required for access to Outlots 'A' & 'B'.
- ❖ Development Charges are addressed in the executed Development Agreement.



Minnesota Department of Transportation

Minnesota Department of Transportation - District 6

Mail Stop 060
2900 48th Street N.W.
Rochester, MN 55901-5848

Office Tel: 507-280-2913
Fax: 507-285-7355

June 23, 2003

Jennifer Garness
Rochester Olmsted Planning Department
2122 Campus Drive SE - Suite 100
Rochester, MN 55904

**Subject: Final Plat #03-04 to be known as Manor Woods West
Fourteenth Subdivision by Forbrook-Bigelow Development LLC.
The property is located south of 5th Street NW, north of Manor
Brook Drive NW, west of Manor Park Drive NW and allows for the
continuation of Manor Ridge Drive NW.**

Dear Ms. Garness:

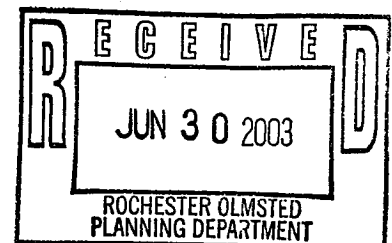
The Minnesota Department of Transportation (Mn/DOT) has reviewed the above proposal. Although this development does not have direct access to Mn/DOT roadways, Mn/DOT requests the City of Rochester continue managing traffic impacts for both City and State roadways.

Thank you for keeping Mn/DOT informed. Any questions you may have may be directed to Fred Sandal, Principal Planner, at (507) 285-7369 or Debbie Persoon-Bement, Plan and Plat Coordinator, at (507) 281-7777.

Sincerely,

Dale E. Maul,
Planning Director

cc: Fred Sandal
Debbie Persoon-Bement
File



134

WETLAND COMMENTS FOR DEVELOPMENT APPLICATIONS

Application Number: Final Plat #03-04 to be known as Manor Woods West
14th (July 1, 2003)

- ☒ No hydric soils exist on the site based on the Soil Survey
- ☐ Hydric soils exist on the site according to the Soil Survey. The property owner is responsible for identifying wetlands on the property and submitting the information as part of this application.
- ☐ A wetland delineation has been carried out for the property and is on file with the Planning Department.
- ☐ A wetland delineation is on file with the Planning Department and a No-Loss, Exemption, or Replacement Plan has been submitted to the Planning Department.
- ☐ A wetland related application has been approved by the City. This plan incorporates the approved wetland plan.
- ☐ No hydric soils exist on the property based on the Soil Survey. However, due to the location in the landscape, the property owner should examine the site for wetlands. The property owner is responsible for identifying wetlands.
- ☒ Other or Explanation:

A wetland replacment plan has been approved and is incorporated into this GDP. The Technical Evaluation Panel will need to inspect the wetland area and plans to assure compliance with the previously approved wetland replacement plan. The wetland file number is #99-8.